



**CITY OF SUNNYVALE
REPORT
Planning Commission**

November 24, 2003

SUBJECT: **2003-0764 - Michael Rebholtz** Applicant: Application for a 6,344 square foot site located at **1147 Doon Court** in a R-0 (Low Density Residential) Zoning District (APN: 313-15-044);

Motion Design Review to allow a 240 square foot addition to the first floor of an existing two-story, 3,020 square foot residence, resulting in a 47.6% Floor Area Ratio where 45% is allowed without Planning Commission Review.

REPORT IN BRIEF

Existing Site Conditions Two-Story Single Family Residence

Surrounding Land Uses

North Single Family Residential

South Single Family Residential

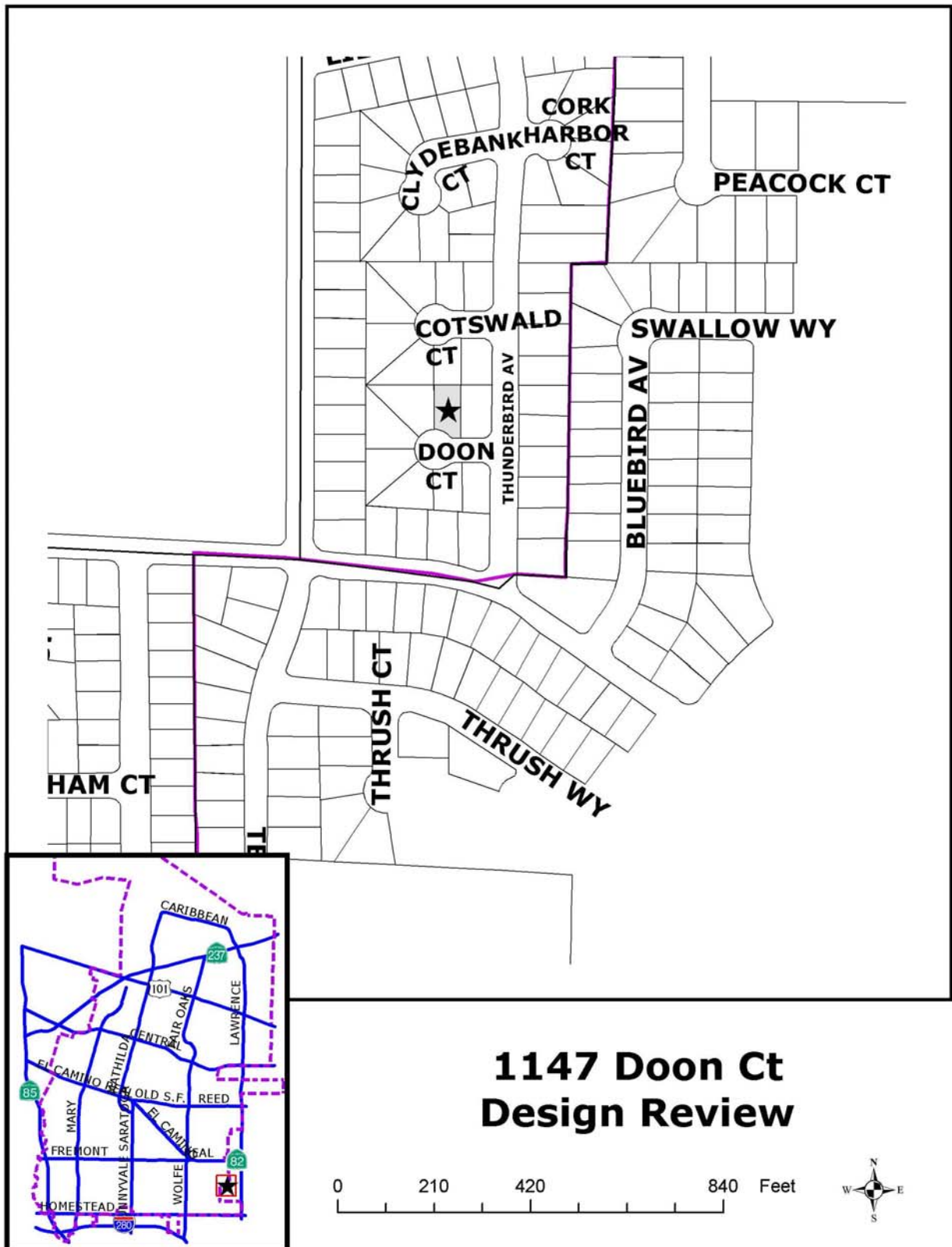
East Single Family Residential

West Single Family Residential

Issues Neighborhood Compatibility

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED/ PERMITTED</u>
General Plan	RLO	RLO	RLO
Zoning District	R0	R0	---
Lot Size (s.f.)	6340 sf	6340 sf	6000 sf min.
Gross Floor Area (s.f.)	2780 sf	3012 sf	2854 sf max. w/out public hearing
Lot Coverage (%)	32%	35%	40% max. (2-story homes)
Floor Area Ratio (FAR)	44%	47%	45% max. without public hearing
Building Height (ft.)	21 ft	21 ft	30 ft max.
No. of Stories	2	2	2 max.
Setbacks (facing prop.) 1st Floor/2nd Floor (ft.)			
• Front	26ft 2in/26ft 2in	20ft/26ft 2in	20/25 min.
• Left Side	8ft 3in/14ft 3in	same	4ft /7ft min
• Right Side	8ft 3in/18ft 3in	same	4ft /7ft min
• Rear	17ft 2in/17ft 2in	same	20ft / 20ft min.
Parking			
• Total No. of Spaces	4	4	4 min.
• No. of Covered Spaces	2	2	2 min.

ANALYSIS**Background**

Previous Actions on the Site: There are no previously related planning applications for this site.

Description of Proposed Project

The applicant is proposing an addition of 232 sq.ft. to the first floor of an existing 2,780 sq.ft. two-story residence. The first floor is currently 1,999 sq.ft. and is proposed to be expanded to 2,231 sq.ft. The existing and proposed square footages will result in a 3,012 sq.ft. residence. This Design Review application is being reviewed by the Planning Commission since the total proposed Floor Area Ratio is 47% where only 45% may be allowed at a staff level design review.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act, as amended, and in accordance with City Guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

Design Review

Use: The project consists of a first story addition in the front of an existing two-story house. The addition contains one new master bedroom and a reconfiguration of the existing first floor living area.

Lot Coverage: The existing lot coverage is 32% and is proposed to be 35%. Under the new lot coverage requirements, a two story home is allowed to cover up to 40% of the lot.

Site Layout: The addition conforms to all setback and lot coverage standards for the R-0 Zoning District. The proposed addition in the front is set back 20 feet from the property line where 20 feet is the required front yard setback.

Architecture: The existing two-story contemporary house has gable end roofs with stucco exterior materials. While the existing building is larger than the surrounding homes in terms of square footages, the proposed addition does not substantially add to the scale and bulk of the existing house since the addition is entirely on the first floor. The applicant is also proposing to raise the roofline above the one story portion of the home by two feet. The proposed building materials, roof pitch and the architectural style of the addition match the existing two-story residence.

The following Guidelines were considered in the analysis of the project architecture:

Design Policy or Guideline (Architecture)	Comments
2.2 Basic Design Principles <i>2: Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The addition does not add to the existing bulk or scale of the home since the addition is entirely on the first story. The addition also does not significantly alter the character of the house as seen from the surrounding neighborhood.
2.2 Basic Design Principles <i>3: Design homes to respect their immediate neighbors.</i>	The addition is not expected to impose on the adjoining neighbors or their privacy since the existing residence is two stories and the proposed addition is on the first story.
3.5 Roofs J: <i>Use roof forms for additions that blend comfortably with the roofs of the existing homes.</i>	The addition has a gable end roof that blends with the existing gable roof over the garage area.
3.7 Materials G: <i>Wall materials for additions should generally match those of the existing building.</i>	The proposed wall materials will match the existing stucco finish on the first and second stories.

Parking/Circulation: The proposed project meets parking requirements with two covered spaces and two uncovered spaces in the driveway area.

Landscaping: Single Family home uses within the R-0 Zoning District are required to provide a minimum landscaping of 20% of the lot size. The project meets this requirement with 2,046sf of landscaping or 32%.

Compliance with Development Standards

The proposal meets all development standards for homes in the R-0 Zoning District. Sunnyvale Municipal Code 19.80.040 requires applications for Design Review that exceed the FAR threshold in R-0, R-1, and R-2 to be considered by the Planning Commission. There are no maximum floor areas in these zones, therefore, such proposals are not deviating from Code requirements.

Expected Impact on the Surroundings

No significant impacts to the surrounding properties are expected as a result of this project. All adjacent properties are primarily single-story homes although two-story homes do exist in the surrounding neighborhood. Additionally, there

will be no new privacy impacts created by the proposed addition since the existing home currently has a second story.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings for the Design Review. Findings for Design Reviews of greater than 45% are the same as those for less than 45%, needing to meet the goals of the Single Family Design Techniques.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• Mailed to the adjacent property owners of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Alternatives

1. Approve the Design Review with Conditions as recommended by staff.
2. Approve the Design Review with modifications.
3. Deny the Design Review.

Recommendation

Alternative 1.

Prepared by:

Steve Lynch
Project Planner

Reviewed by:

Fred Bell
Principal Planner

Approved by:

Trudi Ryan
Planning Officer

Attachments:

1. Findings
2. Conditions of Approval
3. Site and Architecture Plans

Findings – Design Review

The project's design and architecture meets the requirements of the *Single Family Home Design Techniques* as the project will respect the scale, bulk and character of homes in the adjacent neighborhood. The proposed addition utilizes existing building materials and architectural roof design to maintain the dominant scale of the structure.

Conditions of Approval - Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances and Resolutions, the Permittee expressly accepts and agrees to comply with the following Conditions of Approval for this Permit.

1. The Design Review shall expire one year from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. The Conditions of Approval shall be reproduced on one page of the plans submitted for a building permit for this project.
3. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved administratively by the Director of Community Development.
4. Obtain building permits.
5. All new exterior materials must match the existing materials.